



## 22 Broom Way

Westhoughton, BL5 3TZ

**£369,995**





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## Entrance Hallway

Rock front door leading into a welcoming entrance hallway with stairs leading to first floor, neutral decor, spotlights to ceiling, radiator, carpet to floor.

## Lounge

17'3" x 12'0" (5.26m x 3.66m)

Spacious lounge with double glazed bay window to front, feature electric fire with surround, radiator, carpet to floor, centre ceiling light.

## Kitchen/Diner

27'1" x 9'9" (8.26m x 2.97m)

Fantastic kitchen/diner with a fitted bespoke WREN kitchen, high gloss wall and base units with matching breakfast bar and walk in pantry, built in oven and grill, induction hob, fridge/freezer, dishwasher, plumbing for washing machine, sink with drainer and mixer tap, storage cupboard, wall mounted radiator, spotlights to ceiling, double glazed window and rock door to rear, dining area with double glazed French doors overlooking the beautiful rear garden, radiator and luxury vinyl tiled flooring.

## Downstairs w.c.

9'1" x 3'0" (2.77m x 0.92)

Modern two piece suite comprising of; Low level WC, hand wash basin into vanity unit, radiator, modern part tiled walls, spotlights to ceiling. Double glazed window to side, tiled flooring.

## Landing

Storage cupboard, loft access, carpet to floor.

## Master Bedroom

13'9" x 11'7" (4.19m x 3.53m )

Well presented master bedroom with en-suite, built in mirrored wardrobes, double glazed window to front, radiator, carpet to floor, centre ceiling light.

## En-Suite

7'4" x 5'5" (2.24m x 1.66m)

Modern en-suite comprising of; Low level WC, hand wash basin into vanity unit and shower cubicle. Double glazed window to rear, waterproof panelling to wall, radiator, laminate flooring, centre ceiling light.

## Bedroom Two

12'2" x 9'4" (3.71 x 2.86m)

Double glazed window to front, built in storage cupboard, radiator, carpet to floor, centre ceiling light.

## Bedroom Three

11'5" x 8'0" (3.48m x 2.44m)

Double glazed window to rear, modern fitted wardrobes, radiator, carpet to floor, centre ceiling light.

## Bedroom Four

Double glazed window to rear, neutral decor, radiator, carpet to floor, centre ceiling light.

## Family Bathroom

7'1" x 5'11" (2.16m x 1.80m)

Low level WC, hand wash basin, bath. Double glazed window to rear, part tiled modern walls, wall mounted radiator, laminate flooring, centre ceiling light.

### External

To the front of the property is a lovely garden mainly laid to lawn with plants and shrubs, double driveway leading to a single attached garage. Gated to both sides.

To the rear of the property is a beautiful south facing garden, grass area, stoned area plus two patio areas perfect for entertaining and fenced around for privacy.

### Garage

16'6" x 9'3" (5.03m x 2.84m )

Single attached garage with up and over door, power, light and water fitted.

### Parking - Driveway

Double Driveway

### Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD.

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

### Disclaimer

### All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



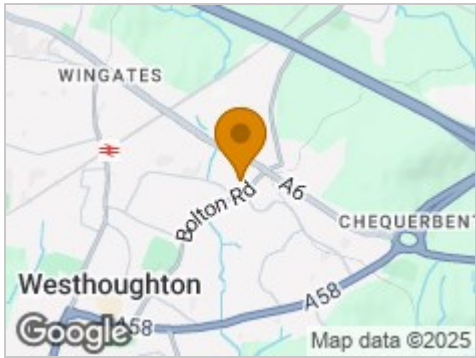
Road Map



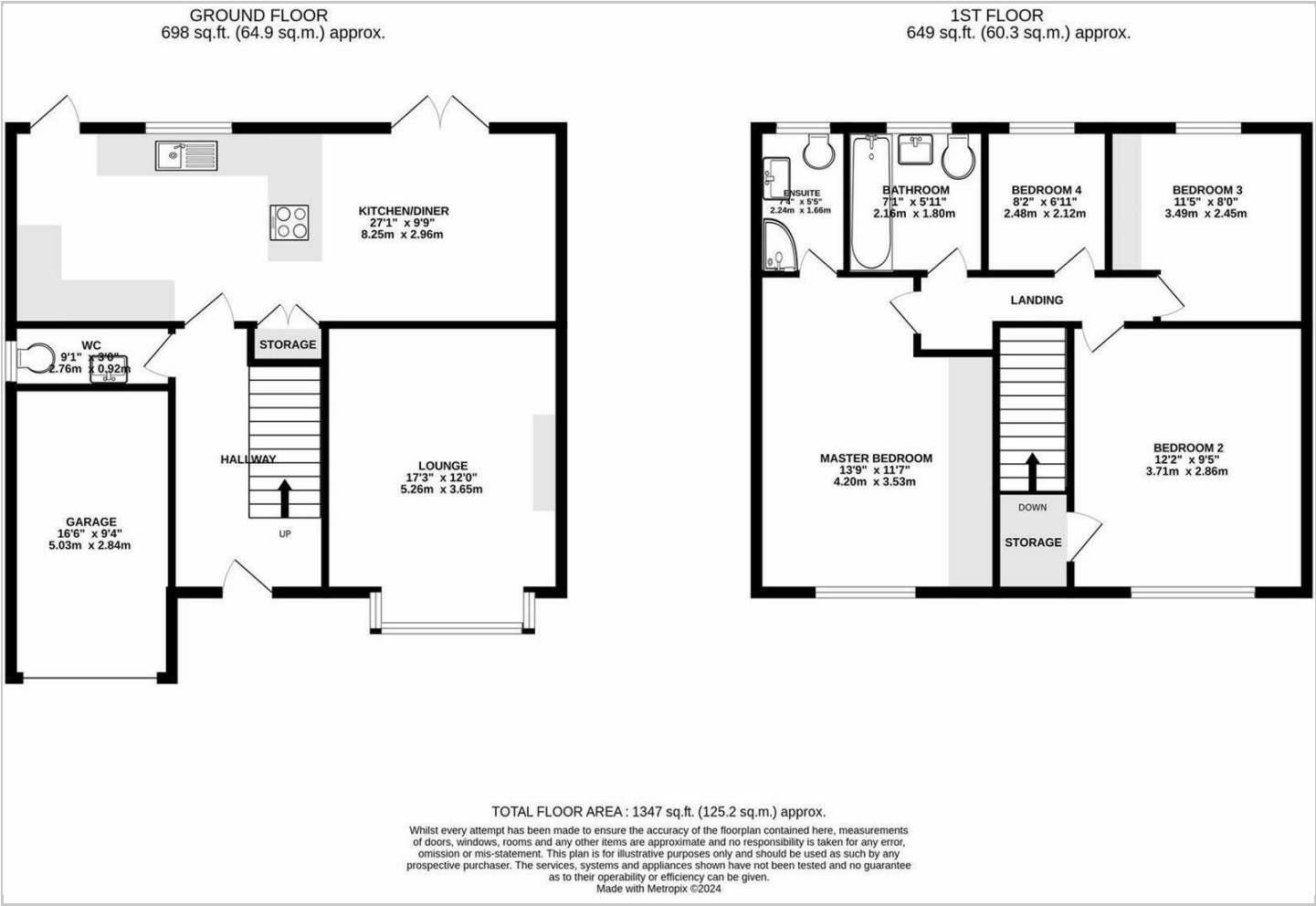
Hybrid Map



Terrain Map



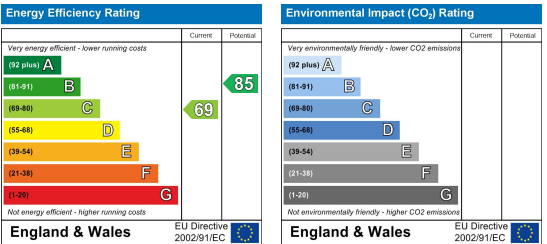
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.